



**CLIFTON A. MARSHALL**  
**ARCHITECT, LTD.**

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October 23, 2006

City of Las Vegas Planning and Development  
Development Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: Justification Letter for a Residential Height Adjacency Variance  
H.E.L.P. Las Vegas Housing Corp. II  
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)  
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

The property to the west is zoned Residential Mobile Home Park. The properties surrounding the project are zoned C-V. We believe that the importance of providing affordable housing warrants the granting on the height variance because it will add improved development to this section of the city.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction will consist of slab on grade and concrete block construction. The block will be covered with stucco and metal S-tile to make the building have a residential feel. The buildings will have amenities such as a community room, computer room, exercise room and picnic area and supporting office space.

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The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

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